

Environmental Condition of Property/Finding of Suitability to Lease in Support of the Naval Housing Public-Private Venture for Doris Miller Park Warehouses Numbers 4, 8, 12, 16 and 101

August 2006

Department of the Navy
Commander
Naval Facilities Engineering Command, Pacific
258 Makalapa Drive, Suite 100
Pearl Harbor, HI 96860-3134



Environmental Engineering Services
Contract Number N62742-02-D-1801, CTO 0008

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Prepared for:



**Commander
Naval Facilities Engineering Command, Pacific
258 Makalapa Drive, Suite #100
Pearl Harbor, HI 96860-3134**

Prepared by:

**Environet, Inc.
2850 Paa Street, Suite 212
Honolulu, Hawaii 96819**

Prepared under:

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ENVIRONMENTAL CONDITION OF PROPERTY (ECP)/FINDING OF SUITABILITY TO LEASE (FOSL)

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C. Hazardous Materials/Hazardous Waste

Use: ☐ Yes ☒ No ☐ Unknown

Storage: ☒ Yes ☐ No ☐ Unknown

Type of HM/HW: Minimal storage of

pesticides/herbicides,

at warehouse # 8;

Type of Use and/or Storage: These materials are stored and used to maintain Naval housing.

Source of information: Site reconnaissance field notes and interviews. Site reconnaissance photographs.

Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

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[illegible]

P. Pesticides and/or Herbicides: ☒ Yes ☐ No ☐ Unknown

Source of information: The pre-final EBS to Support the Utilities Privatization of the DoN Water Distribution Systems of June 2005, and the Draft EBS to Support the Public-Private Venture of the DoN Housing of May 2006, as well as the site reconnaissance. Pesticides and/or herbicide residues (e.g., DDT, chlordane, dieldrin and heptachlor) may be present in the soil as a result of past pest extermination and/or landscape maintenance practices.

Land Use Controls: ☒ Yes ☐ No

If yes, please identify and explain in detail in Section 2 below.

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2. List of Land Use Controls and/or Notifications and/or Restrictions required for Real Estate Action:

Notifications: The Government hereby notifies the Lessee of the above ECP as listed.

Restrictions:

General Compliance

- The Lessee shall at all time comply with all Federal, State and local Environmental Laws.
- The Lessee shall be responsible for obtaining at its cost and expense any environmental permits or regulatory authorization required for its operations
- The Lessee shall allow the Government and its subcontractors access to the property with reasonable notice to undertake any and all activity the Government deems appropriate concerning environmental investigation and/or remediation.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Pesticides/Herbicides

- The Lessee shall manage pesticide-contaminated soil in accordance with applicable laws and regulations. Additionally, areas with pesticide-contaminated soils shall be evaluated to ensure that they do not pose an unreasonable human health risk to people residing or working regularly in those areas. Application or use of pesticides/herbicides shall be in compliance with current DoN policy and procedures.

[REDACTED]

[REDACTED]

[REDACTED]